LOT 8 CYPRESS LANDING S/D.
1013-2197, WD 1175-1548, QC 1192

TRAN DIEP HOANG
959 SW JAGUAR DR
LAKE CITY, FL 32025

2025

06-4S-17-08028-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

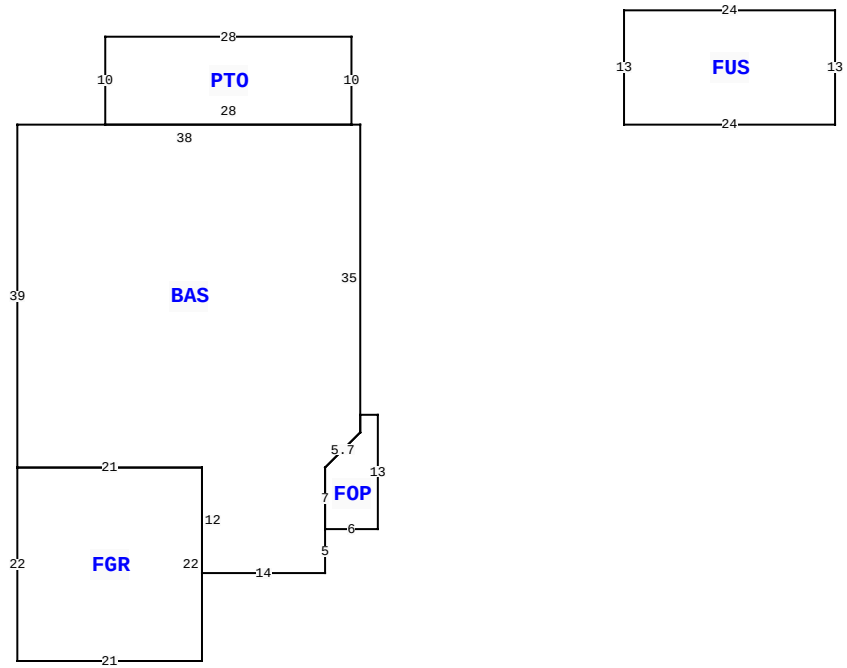
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100		1,681	170,527
FGR	462	55		254	25,767
FOP	62	30		19	1,928
FUS	312	100		312	31,651
PTO	280	5		14	1,420
TOTALS	2,797			2,280	231,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	114.6540	128.41	292,775	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1993 HX Base Yr 2005



959 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,292
TOTAL MARKET OB/XF VALUE		1,420
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		255,212
SOH/AGL Deduction		95,177
ASSESSED VALUE		160,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,313
TOTAL JUST VALUE		255,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2820	SFR	399	11/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1463	4/12/2010	QC	U	I	11	100
GRANTOR: DIEP H & GIANG HOANG						
GRANTEE: DIEP HOANG TRAN						
1175/1548	6/15/2009	WD	U	I	30	33,500
GRANTOR: DIEP H & QUAN D TRAN						
GRANTEE: DIEP HOANG TRAN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 PTO= N10 W28 S10 E28$ W38 S39 FGR= S22 E21 N22 W21$ E21 S12 E14 N5 FOP= E6 N13 W2 S2 L4 D4 S7$ N7 U4 R4 N35$ PTR= E30 FUS= E24 N13 W24 S13$ W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	710.00	UT	2.00	2.00	100	2004	2004	3	100	1,420	

LAND DESCRIPTION

TOTAL OB/XF 1,420

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/08/2025 BY SYS